

OWNER/RESPONSIBLE TAXPAYER:

Furrow Realty Fund L.P.

Map 072, Parcel 152

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

1500 First Tennessee Plaza

Knoxville, TN 37929

(87728/jhh)

SHERRY WITT
REGISTER OF DEEDS
KNOX COUNTY

WARRANTY AND QUITCLAIM DEED

THIS INDENTURE made as of the 28th day of June, 2007, between **PHILIPS ELECTRONICS NORTH AMERICA CORPORATION, a Delaware corporation, successor to Magnavox Consumer Electronics Company, a Delaware corporation,** First Party, and **FURROW REALTY FUND, L.P., a Delaware limited partnership,** Second Party:

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein. **TO HAVE AND TO HOLD** the same unto the Second Party, its successors and assigns forever.

AND said First Party, for its successors and assigns, does hereby covenant with said Second Party, its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth herein and 2007 taxes which Second Party assumes and agrees to pay.

In addition First Party, for the same consideration recited above has granted, bargained, sold, conveyed and quitclaimed, and does hereby remise, release, and forever quitclaim, without any warranty whatsoever, unto Second Party all of First Party's right, title and interest in and to the real property described on **EXHIBIT "B"** attached hereto, with the hereditaments and appurtenances thereto appertaining.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed by its duly authorized officer as of the day and year first above written.

**PHILIPS ELECTRONICS NORTH
AMERICA CORPORATION,
a Delaware corporation**

COUNTERSIGNED

JUL 02 2007

JOHN R. WHITEHEAD,
KNOX COUNTY
PROPERTY ASSESSOR

BY

BY:

Joseph Innamorati, Senior Vice President



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REC'D FOR REC 07/02/2007 3:25:23PM
RECORD FEE: \$28.00
M. TAX: \$0.00 T. TAX: \$18500.00

STATE OF NEW YORK

COUNTY OF NEW YORK

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JOSEPH INNAMORATI**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Senior Vice President of **PHILIPS ELECTRONICS NORTH AMERICA CORPORATION**, a Delaware corporation, the within named bargainor, and that he, as such Senior Vice President, executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as such Senior Vice President.

WITNESS my hand and official seal of office, this 26th day of June, 2007.

Notary Public
My Commission Expires June 24, 2010
Maven Thomas Gates Jr.
Notary Public State of New York
No. 010A8078180
Qualified in New York County
Commission Expires June 24, 2010

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ 5,000,000.00

[Signature]
Affiant

Subscribed and sworn to before me this 28th day of June, 2007.

[Signature]
Notary Public

My Commission Expires: 3/9/11

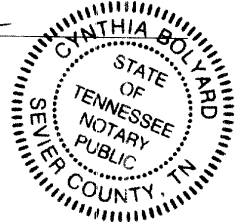


EXHIBIT "A"

SITUATED in District No. 8 (formerly 4) of Knox County, Tennessee, and being more particularly described as follows:

TRACT I: BEGINNING on an iron pin in the south right-of-way line of Interstate 40 highway (a fenced line) and also being a common corner of the within described property and Donald Jarnagan, et. ux. property; **thence** running with the south right-of-way line of I-40 (a fenced line), South 81 deg. 03 min. East, 617.31 feet to an iron pin; **thence** continuing with the I-40 south line, South 89 deg. 22 min. East, 380.56 feet to an iron pin; **thence** running with the Carl B. and J. Tom Armstrong property line, South 3 deg. 11 min. East, 354.29 feet to a point; **thence** continuing with said property line, South 56 deg. 41 min. West, 302.27 feet to an iron pin, a corner with Rosalie Truan property; **thence** running with the Rosalie Truan property line (a fenced line), South 56 deg. 26 min. West, 256.06 feet to an iron pin in the Jesse N. Sellers property line; **thence** running with the Sellers property line, North 3 deg. 11 min. East, 255.26 feet to an iron pin, a corner of Hal E. Sherrod property; **thence** running with the Sherrod property line (a fenced line), North 5 deg. 35 min. East, 203.38 feet to an iron pin; **thence** continuing with the Sherrod property line (a fenced line), North 87 deg. 38 min. West, 594.36 feet to an iron pin, a corner with Donald Jarnagan; **thence** running with the Donald Jarnagan property line (a fenced line), North 3 deg. 15 min. East, 280.22 feet to the BEGINNING, containing 8.382 acres, more or less, and described from a survey plat of Carl B. and J. Tom Armstrong property prepared by J. M. Widner and Associates, Surveyors, dated September 15, 1978, Drawing No. D0151.

TRACT II: BEGINNING on an iron pin in the northwest right-of-way line of Strawberry Plains Pike, a common corner of the within described property and Rosalie Truan property, said iron pin being 1,114 feet, more or less, from the point of intersection of the centerline of Pine Grove Road and the northwest right-of-way of Strawberry Plains Pike; **thence** with Rosalie Truan property line (a fenced line), North 52 deg. 40 min. West, 1,180.15 feet to an iron pin in the Carl B. Armstrong property line; **thence** running with the Carl B. Armstrong property line, North 56 deg. 41 min. East, 302.27 feet to a point and then continuing with said property line, North 3 deg. 11 min. West, 354.29 feet to an iron pin in a fence line, this being in the south side of the right-of-way for Interstate 40; **thence** with the I-40 right-of-way, North 89 deg. 58 min. West, 170.93 feet to an iron pin corner to M. H. Bolton Estate property; **thence** with the Bolton property line (a fenced line), South 52 deg. 13 min. East, 1,281.68 feet to an iron pin in the northwest right-of-way of Strawberry Plains Pike; **thence** with said right-of-way (a fenced line), South 44 deg. 30 min. West, 48.64 feet to an iron pin; **thence** South 46 deg. 55 min. West, 608.37 feet to the point of BEGINNING, containing 18.435 acres, more or less, as shown on the survey of Carl B. and J. Tom Armstrong Property, prepared by J. M. Widner and Associates, Engineers and Surveyors, dated September 15, 1978, bearing Drawing No. D0151.

THERE IS EXCLUDED from Tract I above that portion conveyed to Hal E. Sherrod and wife, Velma M. Sherrod by Warranty Deed dated May 10, 1979, of record in Deed Book 1676, page 632, in the Knox County Register's Office.

BEING part of the same property conveyed to Magnavox Consumer Electronics Company by Warranty Deed from Carl B. Armstrong and wife, Olive V. Armstrong and J. Tom Armstrong, dated March 7, 1979, of record in Deed Book 1669, page 452, in the Knox County Register's Office.

TRACT III: BEGINNING at a point in the southerly edge of an easement and right-of-way hereinbelow described, which said point of BEGINNING is situated 1,056.60 feet eastwardly (measured along the lines of Randolph, Brooks and Clabough) from the intersection of the said line of said right-of-way with the easterly line of Union School Road at a point 790.07 feet south of the intersection of the said line of Union School Road with the southerly right-of-way of Interstate Highway 40; and running **thence** from the said point of BEGINNING, North 2 deg. 22 min. East, 211.36 feet to a point in a fence line; running **thence** with said fence line, being the southerly boundary (in part) of



property conveyed to the grantee by deed of Carl B. Armstrong, et. al., dated March 7, 1979, of record in Deed Book 1669, page 452, in the Knox County Register's Office. South 87 deg. 38 min. East, 294 feet to a point (a fence corner); running thence with a fenced line, South 5 deg. 35 min. West, 203.38 feet to an iron pin corner to property of Jessie N. Sellers; running **thence** with Sellers' line, North 89 deg. 19 min. West, 282.71 feet to the point of BEGINNING, containing 1.3 acres, more or less, as shown by survey of J. M. Widner & Associates, dated September 15, 1978, bearing Drawing No. D0151.

TOGETHER WITH a perpetual easement and right-of-way appurtenant to the premises above described, which said easement and right-of-way is hereby granted for purposes of ingress and egress, for utility purposes and for any other lawful purpose, which said easement and right-of-way is more particularly bounded and described as follows:

BEGINNING at a point in the easterly line of Union School Road, which said point is 790.07 feet south of the intersection of the said line of Union School Road with the southerly right-of-way of Interstate Highway 40; running **thence** from said point of BEGINNING with the easterly line of Union School Road, North 2 deg. 38 min. East, 18.07 feet to a point; running **thence** North 87 deg. 46 min. East, 434.96 feet to a point; running **thence** North 88 deg. 22 min. East, 621.55 feet to a point in the westerly boundary of the 1.3 acre tract hereinabove described; running **thence** with the said westerly boundary of said 1.3 acre tract, South 2 deg. 22 min. West, 18 feet to a point corner to property of Jessie N. Sellers and Robert C. Clabough; running **thence** with the common dividing line between property of the first parties and property of Clabough and Brooks, South 88 deg. 22 min. West, 615.55 feet to a point; running **thence** with the common dividing line between property of the first parties and Robert Randolph, South 87 deg. 46 min. West, 441.05 feet to the point of BEGINNING, containing 0.44 acres, more or less.

BEING the same property conveyed to Magnavox Consumer Electronics Company by Warranty Deed from Hal E. Sherrod, Sr. and wife, Velma M. Sherrod, dated May 24, 1979, of record in Deed Book 1676, page 637, in the Knox County Register's Office. Also see Affidavit recorded as Instrument No. 260707020000657, in the Knox County Register's Office.

The above descriptions are the same as the previous deeds of record.

EXHIBIT "B"

BEING a parcel of land located in the Eighth (8th) Civil District of Knox County Tennessee, lying on the North side of Strawberry Plains Pike. Further described as recorded in Warranty Deed Book 1676 page 637, currently shown as parcel 276 & 152 of Tax Map 72, being more specifically described as follows:

BEGINNING at a point on the western right-of-way of Strawberry Plains Pike, located South 57 deg. West 850 feet more or less from the intersection of Strawberry Plains Pike and Cracker Barrel Lane, common corner to Mcdaver (Bk. 2274 Pg. 472); Thence with Mcdaver North 53 deg. 00 min. 13 sec. West 549.74 feet to an iron rod common corner to Wilson Trucking (Bk. 2082 Pg. 1097); Thence with Wilson Trucking North 52 deg. 32 min. 38 sec. West 630.19 feet to an iron rod; Thence South 56 deg. 19 min. 02 sec. West 256.30 feet to a 5/8" iron rod common corner to Sellers (Bk.1713 Pg.458); Thence with Sellers North 03 deg. 06 min. 33 sec. East 255.44 feet to an axle; Thence North 89 deg. 21 min. 09 sec. West 282.79 feet to an iron rod common corner to Sherrod (Bk. 1626 Pg. 909); Thence with Sherrod North 02 deg. 15 min. 49 sec. East 458.55 feet to an iron rod in the South right-of-way of Interstate 40; Thence along said right-of-way South 80 deg. 51 min. 39 sec. East 319.20 feet to a concrete monument; Thence South 89 deg. 29 min. 32 sec. East 380.55 feet to a concrete monument; Thence North 89 deg. 47 min. 59 sec. East 170.77 feet to an iron rod common corner to Straw LP (Bk. 2161 Pg. 635); Thence South 52 deg. 16 min. 16 sec. East 668.45 feet to an iron rod common corner to WBW properties (Bk. 2169 Pg. 628); Thence South 52 deg. 18 min. 58 sec. East 613.12 feet to an iron rod in the west right-of-way of Strawberry Plains Pike; Thence along said right-of-way South 46 deg. 35 min. 55 sec. West 656.46 feet to the point of BEGINNING. Containing 1,149,645 square feet or 26.392 acres as shown on the survey prepared by Barge, Waggoner, Sumner and Cannon, Inc. bearing file No.33100-00. The surveyor's address is 10133 Sherrill Blvd., Suite 200, Knoxville, TN 37932.



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